



RE-ROOF
REQUIREMENTS
PERMIT & CODE INFORMATION

Re-roof permits are required when more than 1 SQ. (100 SQ FT) of a single/multifamily residence or commercial/industrial roof is replaced.

The following information is applicable to all re-roof projects.

1. SPECIFIC REQUIREMENTS:

- ☐ If the roof is not removed to the original deck, access to the attic may be required for an under roof check of the structural system, as well as the condition of the roof deck.
- ☐ At the time of the pre-roof inspection, all damaged decking and support must have been replaced.
- ☐ Roofing materials must be installed per the manufacturer's installation instructions, or per Chapter 15 of the 2001 California Building Code.
- ☐ **California Energy code requirements for nonresidential re-roofs:** If the area of re-roof for roofs with a slope of 2:12 or less exceeds 50 % or 2000 square feet, whichever is less, a "cool roof" is required. California Energy Code, Title 24 calculations are required to justify the use of any other type of roof. 2005 California Energy Code
- ☐ On townhomes, condominiums, or single-family residences, installation of smoke detectors and spark arrestors on all chimneys is required. Installation must be made prior to the Final Inspection.
- ☐ Class "B" or better roof covering is required for all buildings located in the "Hillside" area (east of North Park Victoria Drive, Evans Road and Piedmont Road) and installed to 80 mph wind speed standards (Section II-3-2.08, 2002 Milpitas Municipal Code).
- ☐ Class "C" or better roof covering is required for buildings located in other than "Hillside" areas (Table 15-A, 2001 CBC).
- ☐ **FLAT ROOFS:**
 - When old roof membrane is removed to original deck, it is recommended (not required) that deck be re-sloped to 1/4 inch per foot minimum in order to prevent accumulation (ponding) of water.
 - If excessive accumulation of water (ponding) exists (standing longer than 24 hrs.), it must be addressed in conformance with Section 1506.1, 2001 CBC.
 - If the roof is not re-sloped, the roof membrane installed must be approved for a flat roof installation.
- ☐ **ROOF MATERIAL:**
 - All roofing materials used shall be reviewed and approved by the Planning Department.

2. **INSPECTIONS:** The City of Milpitas Building inspectors are required to perform the inspections listed below on all re-roof work in the city.

- **Pre-Roofing Inspections:** Before any re-roof material is applied.
- **Roof Nail Inspections:** Plywood (or wood) to create solid deck prior to cover (when applicable).
- **In-Progress Inspections:** While the roofing is being applied.
- **Smoke detector and spark arrestor inspection:** Required to obtain a final.
- **Final Inspections:** When all work has been completed.

The contractor or owner must provide roof access (ladder to roof) for the all required inspections. Permits expire 180 days from last passed inspection. If you have any questions regarding any of these inspections, please contact the Senior Building Inspector at 408-586-32

